

### About The Fund

- The Cornerstone Capital Private Equity Fund invests primarily in unlisted/ private companies, commercial properties and private debt instrument.
- The Fund is invested primarily within the borders of South Africa but can invest a maximum of 25% offshore at the full discretion of the Investment Manager.

### Investment Objectives

- Generate returns over the long term regardless of market direction.
- Grow investors' capital over the long term.
- Reduce volatility of returns by managing the risks associated with investing in unlisted equities.
- This is a high-risk fund that aims to progressively outperform inflation.
- It is predominantly invested in companies not listed on a public stock exchange.
- Through their low correlation with other asset classes, private equity funds have the potential to outperform traditional asset classes over the long term and to provide diversification for the sophisticated investor.

### Suitable Investors

- The Fund is suited to sophisticated high net worth individuals and qualified investors who understand the characteristics of private equity and alternative asset classes.
- The Fund is an aggressive investment because of the nature of the underlying investments.
- The Fund is suitable for investors who would like a return over the long term, while accepting limited liquidity and the risks inherent with private equity.
- Investors should have a minimum investment horizon of 5 to 7 years and understand the liquidity restrictions associated with the fund.
- No investment guarantees are offered and there is a risk of capital loss.
- It is not advisable for an investor to have a large proportion of their investment portfolio concentrated in private equity.
- Investment manager has full discretion.

### Risk Profile



### Fund Information

Risk:	High
Performance fee:	20% of gains above high water mark
Management fee:	2% per annum plus VAT
Currency:	South African Rand
Investment Manager:	IFSA (Pty) Ltd – FSP 43337
Fund Manager Auditors	Coetzee, Human & Associates Inc
Fund Accountant:	CS Financial Management (Pty) Ltd
Fund Auditors:	AFCA and Partners
Fund Administrators:	Oak Advisory (Pty) Ltd
Compliance Officer:	Compliance Toolbox (Pty) Ltd
Legal:	Oak Law
Fund Valuators	Bakanas Administrators (Pty) Ltd
Bankers:	Investec Limited, ABSA Group Limited
Regulator:	FSCA
Liquidity Profile	The Cornerstone Capital Private Equity Fund is not liquid, all redemptions and withdrawals require a 12 (twelve) months' written notice.
Inception date	1 March 2018
Fund Size	R960 Million

### Performance (Net of fees)

Period	Fund	Target	Benchmark
1 month	1.02%	1.02%	1.03%
3 months	4.05%	3.10%	3.07%
6 months	8.48%	6.30%	6.36%
1 year	14.89%	13.00%	13.50%
Latest 3 years (annualised)	15.08%	13.00%	13.77%
Latest 5 years (annualised)	17.16%	13.00%	13.69%
Since inception	15.82%	13.00%	13.70%
Volatility	0.34%	-	0.06%

### Cumulative returns



**Monthly Gross Returns**

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2022	<b>Portfolio</b>	<b>1.97%</b>	<b>3.22%</b>	<b>1.78%</b>	<b>1.69%</b>	<b>1.50%</b>	<b>1.70%</b>	<b>1.43%</b>	<b>1.52%</b>	<b>1.37%</b>	<b>1.52%</b>	<b>1.12%</b>	<b>1.67%</b>	<b>19.38%</b>
	Target return	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	16.00%
	Benchmark	1.23%	1.23%	1.17%	1.24%	1.22%	1.25%	1.23%	1.26%	1.27%	1.26%	1.29%	1.27%	15.98%
2023	<b>Portfolio</b>	<b>1.24%</b>	<b>1.92%</b>	<b>1.87%</b>	<b>1.73%</b>	<b>1.79%</b>	<b>1.73%</b>	<b>1.45%</b>	<b>1.58%</b>	<b>1.32%</b>	<b>2.14%</b>	<b>1.17%</b>	<b>1.30%</b>	<b>17.93%</b>
	Target return	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	16.00%
	Benchmark	1.30%	1.31%	1.25%	1.32%	1.31%	1.34%	1.32%	1.35%	1.35%	1.33%	1.36%	1.34%	17.09%
2024	<b>Portfolio</b>	<b>1.27%</b>	<b>1.28%</b>	<b>1.20%</b>	<b>1.36%</b>	<b>1.33%</b>	<b>1.25%</b>	<b>1.12%</b>	<b>1.64%</b>	<b>1.29%</b>	<b>1.26%</b>	<b>1.16%</b>	<b>1.59%</b>	<b>15.75%</b>
	Target return	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	16.00%
	Benchmark	1.37%	1.38%	1.34%	1.39%	1.37%	1.39%	1.37%	1.39%	1.39%	1.36%	1.38%	1.35%	17.78%
2025	<b>Portfolio</b>	<b>1.12%</b>	<b>1.29%</b>	<b>1.73%</b>	<b>1.34%</b>	<b>1.22%</b>	<b>1.17%</b>	<b>1.16%</b>	<b>1.18%</b>	<b>1.15%</b>	<b>1.21%</b>	<b>1.22%</b>	<b>1.86%</b>	<b>16.81%</b>
	Target return	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	1.24%	16.00%
	Benchmark	1.37%	1.36%	1.29%	1.35%	1.32%	1.33%	1.30%	1.32%	1.31%	1.27%	1.29%	1.26%	16.96%
2026	<b>Portfolio</b>	<b>1.78%</b>	<b>1.66%</b>	<b>1.76%</b>	<b>1.24%</b>	-	-	-	-	-	-	-	-	<b>6.60%</b>
	Target return	1.24%	1.24%	1.24%	1.24%	-	-	-	-	-	-	-	-	5.07%
	Benchmark	1.27%	1.26%	1.19%	1.25%	-	-	-	-	-	-	-	-	5.06%

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## Investing Strategy and Target

The Fund's investment strategy provides investors with exposure to alternative asset classes not generally accessible to the retail investor. Previously this investment class was only available to high-net-worth individuals, life companies, pension funds, corporates, and investment banks. Alternative asset classes are usually classified as non-public companies, non-stock market investments and are therefore classified as high-risk investments as it is not traded on the stock exchange. The fund is diversified across a range of alternative asset classes utilising a multi-manager approach whereby fund managers are combined on their skills and expertise in different alternative asset classes. The available alternative asset classes which may be investment in, includes Private Debt, Private Equity, Multi-Asset Income and Agri-Commodities. The Fund will aim to secure at least 75% of its investments at all times.

### 1.1. Private Debt

Providing investors with a unique entry point to private debt markets which are traditionally difficult to access. Participate in the funding of procurement orders which are highly securitized and are backed by procurement contracts to government and other entities. Funding requests are rigorously assessed and scrutinised so that only the best investment opportunities are considered by the Fund. The orders are short term and secured against the contracts and equipment. The objective of the Private Debt fund is to produce income for investors by opportunistically allocate at least 95% of its investment capital across a spread of private debt funded projects including, but not limited to the following: (a) purchase order funding; (b) invoice factoring; and (c) direct lending.

Benefits of Investing in Private Debt:

- *Investor liquidity* supported by shorter duration terms of loans.
- *Low volatility and correlation* to traditional lending and investments.
- *Security* against contracts and equipment.

## Key Investment considerations

### 1.1. Platform Availability

The Fund can be accessed via the LifeCycle Investment Platform, an FSCA Accredited Linked Investment Services Provided.

### 1.2. Minimum Investment

The minimum investment amount will depend on the investment instrument. For direct voluntary investments, the minimum amount for investment is R1,000. The fund does not have a maximum investment limit.

### 1.3. Taxation

The Character of the proceeds from this investment and underlying asset allocation, is considered as capital of nature resulting in Capital Gain Tax.

### 1.4. Time Horizon

Although the funds carry a liquidity profile of 12 months the ultimate aim for the time horizon for investment into this asset class for investment into the fund is 5 – 7 years to ensure the maximum investment return.

### 1.5. Different Performances per Class

Investors should note that different fee classes can affect the net performance if used as an underlining asset in wrappers like, Endowments, Living Annuities or if units are transferred to any Lisp Platform or Life Platform.

### 1.6. Withdrawals

The Partnership will pay the Withdrawal Amount on the date requested by the Limited Partner in its written notice, provided that the General Partner, in its sole and absolute discretion, determines that the Partnership, through the ordinary course of operations and without disposing of any assets or effecting an in-kind distribution, has cash available ("Available Cash") to fund such payment. In determining the amount of Available Cash, the General Partner will take into consideration cash on hand, liabilities that the Partnership will have to satisfy in the immediate future, expected receipts, and the Partnership's pending commitments to fund new and existing investments. Under no circumstances will a Partnership investment be liquidated outside the ordinary course of Partnership operations to satisfy a withdrawal payment.

If aggregate withdrawal requests for a particular date exceed Available Cash, the General Partner may, in its sole and absolute discretion, reduce all withdrawal requests for the Partnership for such date pro rata in the same proportion that Available Cash bears to the total amount sought to be withdrawn by all withdrawing Partners. To the extent that any Partner's withdrawal request has not been honoured in full due to the Available Cash restriction, such request will be satisfied as of the last day of the next Week (and if not fully satisfied as of that date because of the Available Cash restriction, then as of last day of the subsequent Week and, if necessary, successive Weeks), each time subject to the Available Cash. Any deferred withdrawal requests will have priority over any withdrawal requests received subsequently.